

ETJ Representative John Finelli SUP-23-01 Comments

MARTIN'S POINT CONCERNS

Traffic – Without a traffic light, it will be nearly impossible to make a left hand turn out of this property. As a result, much of the traffic will end up making a right hand turn, then turning into the Service Road at Martin's Point and using the Martin's Point commercial properties as a turn-around. This Service Road was never designed or intended for this use. This area is already congested, and the added traffic will create delays and safety issues, as well as being an imposition on the Martin's Point commercial property owners. It is reasonable to require the Applicant to conduct a Traffic Study as part of the SUP review. The Dare County Commissioners have required traffic studies under similar circumstances, the most recent being the SUP application for cluster homes in Wanchese. **As part of the traffic study, the Applicant should seek approval for a traffic light**, whether that light is paid for by NCDOT or the Applicant. There are already quite a few traffic lights in this area, but this will not impede traffic if they are coordinated. A traffic light at an entrance to this property could be placed such that it would be 900 feet from the nearest light. Such short distances already exist at other locations on Hwy 158, including lights in Hamburger Alley in KDH that are only 450 feet apart.

Marina – Under no circumstances should the Applicant be allowed to construct a commercial marina or conduct any type of commercial water-based activities. Jean Guite Creek is a valuable resource for recreational activities for the residents of Southern Shores and Martin's Point. It is often congested, particularly on summer weekends. A commercial marina has the potential to ruin this area for the residents, and there is nothing more dangerous than a tourist renting a boat or jet ski. Having said that, I believe that the residents of the SAGA condominiums should have access to the water and be able to enjoy the area as I have. As such, any boat slips should be assigned and deeded to the individual condo owners, with no more than one slip for each property. Boat slips shall not be rented or leased. Boat and jet ski rentals should be prohibited. Commercial boat operations, including cruises, sight-seeing, parasailing, and other, should be prohibited. If kayak rentals are allowed, I think they should be confined to Jean Guite Creek, not Jean Guite Bay. Most of the kayak rentals from Kitty Hawk Kites, on the other side of Hwy 158, remain in the narrow creek. Those who venture into Jean Guite Bay are a menace to boaters and a danger to themselves. They are just trying to have a good time, but many don't know how to paddle and are clueless as to water safety, particularly around other boats.

During Construction – No vehicles involved in construction shall turn on to the Service Road at Martin's Point.

QUASI-JUDICIAL HEARING

As ETJ Representative, I believe I have Standing and should be allowed to testify at the Hearing on matters involving Jean Guite Creek and Jean Guite Bay, as these waters are in the ETJ. I also believe that a representative of the Martin's Point Homeowners Association (President Tim Baker or other) has Standing and should be allowed to testify since the proposed development

borders Martin's Point and has an impact on our residents, with regards to noise and lighting, and on traffic that may turn into our entry.